157.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	629,400 / 629,400
					USE VALUE:	629,400 / 629,400
					ASSESSED:	629,400 / 629,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONALD MARGARET J
Owner 2:	
Owner 3:	
Street 1:	131 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	209,400		420,000	629,400
Total Card	0.138	209,400		420,000	629,400
Total Parcel	0.138	209,400		420,000	629,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.22 | /Parcel: 514.2

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 104988

GIS Ref

GIS Ref

Insp Date 05/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0007-0010.0

!12340!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,400	0	6,000.	420,000	629,400	629,400	Year End Roll	12/18/2019
2019	101	FV	192,900	0	6,000.	420,000	612,900	612,900	Year End Roll	1/3/2019
2018	101	FV	180,900	0	6,000.	354,000	534,900	534,900	Year End Roll	12/20/2017
2017	101	FV	180,900	0	6,000.	324,000	504,900	504,900	Year End Roll	1/3/2017
2016	101	FV	180,900	0	6,000.	276,000	456,900	456,900	Year End	1/4/2016
2015	101	FV	169,800	0	6,000.	240,000	409,800	409,800	Year End Roll	12/11/2014
2014	101	FV	169,800	0	6,000.	222,000	391,800	391,800	Year End Roll	12/16/2013
2013	101	FV	169,800	0	6,000.	211,200	381,000	381,000		12/13/2012

PRINT

Date	Time
12/11/20	02:26:12

LAST REV

Date	Time
09/11/18	11:59:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13221-10		1/1/1978			No	No		N

USER DEFINED

Prior Id # 1:	104988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2018	911	Re-Roof	6,800	C				
5/30/1995	291		8,000					16X20 WDK/DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	Meas/Inspect	BS	Barbara S
10/24/2008	Meas/Inspect	189	PATRIOT
3/3/2000	Inspected	270	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284511
Depreciation:	75111
Depreciated Total:	209400

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

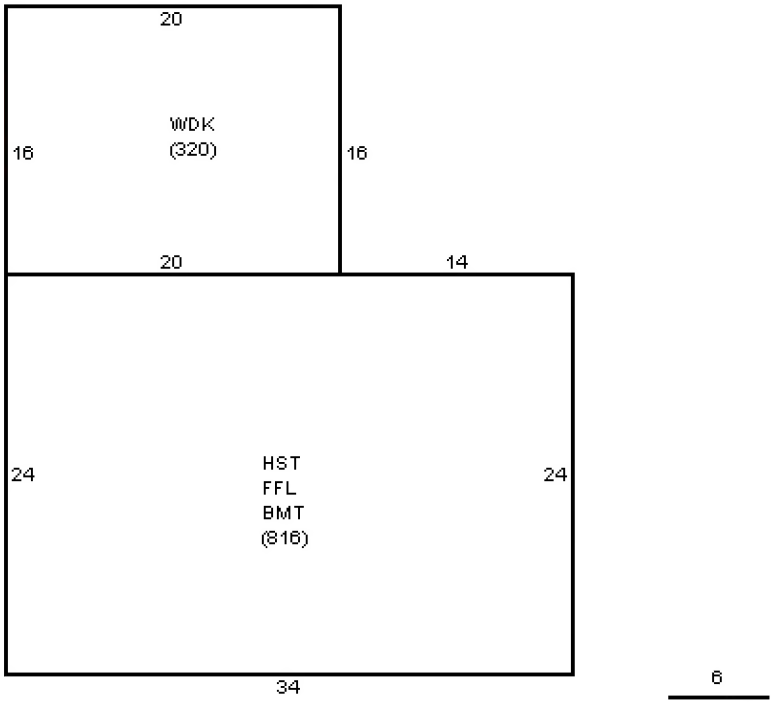
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	88.73
Final Total:	209400	Val/Su SzAd	171.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	42.100	34,353
FFL	First Floor	816	140.330	114,511
HST	Half Story	408	140.330	57,256
WDK	Deck	320	9.030	2,891

Net Sketched Area:	2,360			Total:	209,011
Size Ad	1224	Gross Are	2768	FinArea	1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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